

TDR issues and opportunities for carbon sequestration

Overview of Regional TDR Program

- Where the counties are now with respect to conserving forest land with TDR.
- The recommendations of the TDR Policy Advisory Committee regarding forest land.

Regional Program for Central Puget Sound – Issues and Opportunities

- Issue: Pierce and King County have large sending areas that encompass all forest land of long term commercial significance with little or no prioritization for conservation. Opportunity: Provide counties with criteria for prioritizing forest land with high carbon sequestration potential. If counties are reluctant to prioritize these lands for purposes of their conservation programs, give carbon credits (added value) as an additional incentive to landowners only to those lands with highest carbon priority as an added bonus in addition to compensation for development rights.
- Issue: Cities and developers need a reason to participate in TDR programs to conserve forest land. Cities need to see the benefit to their citizens for conserving these lands, including funding for infrastructure and amenities in the communities taking more density. Developers need to see financial benefits to using TDRs in their development projects. Opportunity: Create a market for carbon credits that provides financial incentives for cities and developers.
- Issue: The Workgroup does not have a lot of expertise in encouraging development in receiving areas. Opportunity: The Workgroup can still support programs and legislation that support incentives in receiving areas without spending a lot of time developing those programs and legislation.
- Issue: Currently, carbon value is not considered when appraising property for acquisition purposes. Without a carbon marketplace, it is uncertain how the carbon sequestration value would be determined in an appraisal process and whether it would be considered a part of the land value/development right. Opportunity: Determine whether or not the carbon value is a part of the land value and provide counties with guidance for determining the carbon value associated with various types of forested lands.

Statewide – Issues and Opportunities

- Issue: There are thousands of acres of forest land of long-term commercial significance statewide. How do you prioritize which to conserve? Opportunity: Provide counties with criteria for prioritizing forest land with high carbon sequestration potential. This would also help target limited state resources.
- Issue: Many of the more rural counties will not have a real estate market that supports TDR. TDR is not the right tool for every community. Opportunity: Create a market for carbon credits that extinguishes the development right but

doesn't require a density transfer similar to purchase of development rights (PDR).

PDR

- Provide an explanation of PDR and the current funding sources for counties – Conservation Futures, RCO's Washington Wildlife and Recreation Funds for agricultural lands, and NRCS.
- Talk about how PDR can and is being used in conjunction with TDR to protect the highest priority lands.